

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

SUBSTITUTE TRUSTEES' SALE

Of valuable improved real estate located in Frederick City, Frederick County, Maryland.

By virtue of the power and authority contained in a certain Deed of Trust from Robert L. Lemon, Sr. and Dorothy A. Lemon, his wife, dated November 15, 1977, and recorded in Liber 1035, Folio 555, one of the Land Records of Frederick County, Maryland, the undersigned Substitute Trustee, by virtue of a Deed of Appointment dated the 24th day of September 1979, and recorded in Liber 1096, Folio 515, one of the Land Records of Frederick County, Maryland, will offer for sale at the Courthouse door, Frederick, Maryland, on MONDAY, November 5, 1979 at 11:00 A.M., all the land described in said Deed of Trust, together with improvements thereon, to-wit:

All that parcel or lot of land situate, lying and being on the easterly side of Biggs Avenue, in the City of Frederick, Frederick County, State of Maryland, being known and designated as 408 Biggs Avenue; and also being known and designated as lot No. 75 in Block No. 8 on the Final Re-Subdivision Plat of Blocks No. 4 and No. 8 of "Rosedale," as prepared by C. Edward Smith, Jr., Registered Surveyor, recorded in Plat Book No. 3, folio No. 79, one of the Plat Records of Frederick County, Maryland, said parcel or lot of land having a frontage on the easterly side of Biggs Avenue of 63.5 feet and a width in the rear of 50.0 feet, and also being part of lot No. 66 and lot No. 67 in Block No. 8, as shown and indicated on the Plat of "Rosedale," recorded in Plat Book No. 3, folio No. 69, one of the aforesaid Plat Records, saving and excepting therefrom, however, a parcel or tract of land, containing 500 square feet of land, more or less, described in a deed dated the 12th day of December, 1957 from Madeline D. Warnock, widow, unto the State of Maryland, to the use of State Roads Commission, recorded in Liber 593, folio 138, one of the Land Records of Frederick County, Maryland, said parcel of land being more particularly described on State Roads Commission Plat No. 13683, recorded among the Plats of the State Roads Commission in the office of the Clerk of the Circuit Court for Frederick County, Maryland.

The improvements consist of a Cape Cod brick dwelling with seven rooms, two bathrooms, covered patio in rear, and fireplace in living room, as well as a two-car detached garage.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check, payable to the Trustee at the time of the sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

RICHARD M. WINTERS, Substitute Trustee

Robert D. Osburn, Jr.
OSBURN & WINTERS
16 W. Third Street
Frederick, Maryland 21701
Attorney for Trustee



Trout
Auctioneers, Inc.

15 North Court Street, Frederick, Maryland
301-663-1555

TROUT AUCTIONEERS, INC.
JAMES G. TROUT, Auctioneer

This is to certify that the annexed *Substitute Trustee's Sale* was published in *News-Post* newspapers published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the *5th* day of *November* 19 *79*.

THE NEWS-POST

Filed
Jan 2, 1980
Per *Richelle L. Putman*
Richelle L. Putman